



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

|   |  |   |  |
|---|--|---|--|
| <b>SUBDIVISIONS</b>   |  | <input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2) |  |
| <input type="checkbox"/> Major – Preliminary Plat (Form P1)                   | <input type="checkbox"/> Amendment to Site Plan (Form P2)                  | <input type="checkbox"/> Vacation of Public Right-of-way (Form V)     |  |
| <input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)  | <b>MISCELLANEOUS APPLICATIONS</b>  | <input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)  |  |
| <input type="checkbox"/> Major - Final Plat (Form S1)                         | <input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1) | <input type="checkbox"/> Vacation of Private Easement(s) (Form V)     |  |
| <input type="checkbox"/> Amendment to Preliminary Plat (Form S2)              | <input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)  | <b>PRE-APPLICATIONS</b>   |  |
| <input type="checkbox"/> Extension of Preliminary Plat (Form S1)              | <input type="checkbox"/> Temporary Deferral of SW (Form V2)                | <input type="checkbox"/> Sketch Plat Review and Comment (Form S2)     |  |
|   | <input type="checkbox"/> Sidewalk Waiver (Form V2)                         |   |  |
| <b>SITE PLANS</b>   | <input type="checkbox"/> Waiver to IDO (Form V2)                           | <b>APPEAL</b>   |  |
| <input type="checkbox"/> DRB Site Plan (Form P2)                              | <input type="checkbox"/> Waiver to DPM (Form V2)                           | <input type="checkbox"/> Decision of DRB (Form A)                     |  |
| <b>BRIEF DESCRIPTION OF REQUEST</b>   |  |   |  |
| Eliminate interior lot lines between 4 existing lots and create two new lots. |  |   |  |

|  |                       |  |
|--|-----------------------|--|
| <b>APPLICATION INFORMATION</b>   |                       |  |
| Applicant: Sheri Crider and Barbara Bell   |                       | Phone:   |
| Address: 401 2nd St. S.W.  |                       | Email:   |
| City: Albuquerque  | State: NM             | Zip: 87102                                       |
| Professional/Agent (if any): CSI-Cartesian Surveys, Inc.   |                       | Phone: 505-896-3050                              |
| Address: P.O. Box 44414  |                       | Email: cartesianjayson@gmail.com                 |
| City: Rio Rancho   | State: NM             | Zip: 87121                                       |
| Proprietary Interest in Site:  |                       | List all owners:                                 |
| <b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b> |                       |  |
| Lot or Tract No.: Lots 35, 36, 37, and 38  |                       | Block: [REDACTED] UPC Code: 101405805735021411   |
| Subdivision/Addition: J.M. Moore Realty Co. Addition #1  |                       | MRGCD Map No.: UPC Code: 101405805835521412      |
| Zone Atlas Page(s): J-14-Z   | Existing Zoning: R-1A | Proposed Zoning R-1A                             |
| # of Existing Lots: 4  | # of Proposed Lots: 2 | Total Area of Site (Acres): 0.2466               |
| <b>LOCATION OF PROPERTY BY STREETS</b>   |                       |  |
| Site Address/Street: 1237 & 1243 8th St. N.W.  |                       | Between: Mountain Rd. N.W. and: Kinley Ave. N.W. |
| <b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>       |                       |  |
| PR-2020-003945 (PS-2020-00053)   |                       |  |

|                              |        |   |              |        |      |
|------------------------------|--------|---|--------------|--------|------|
| Signature:                   |        | Date: 7/6/20  |              |        |      |
| Printed Name: Jayson Pyne    |        | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |              |        |      |
| <b>FOR OFFICIAL USE ONLY</b> |        |   |              |        |      |
| Case Numbers                 | Action | Fees  | Case Numbers | Action | Fees |
|                              |        |   |              |        |      |
|                              |        |   |              |        |      |
|                              |        |   |              |        |      |
|                              |        |   |              |        |      |
| Meeting Date:                |        |   | Fee Total:   |        |      |
| Staff Signature:             |        | Date:   | Project #    |        |      |

***Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.***

## **>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

✓ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

#### **SKETCH PLAT REVIEW AND COMMENT**

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** (requires published notice, heard on the DRB Major Case Schedule)

☒ MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

Required notice with content per IDO Section 14-16-6-4(K)(6)

✓ Proof of emailed notice to applicable Neighborhood Association representatives

✓ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)

✓ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)

**N/A** Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

**NTA** Proposed Infrastructure List, if applicable

V DXF file and hard copy of final plat data for AGIS submitted and approved

☐ MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)  
 \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)  
 \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

Revised 2/6/19

CSI-Cartesian Surveys Inc.  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

July 1, 2020

Development Review Board  
City of Albuquerque

**Re: Final Plat Approval: Proposed Lot 35-A and 37-A, J.M. Moore Realty Co. Addition #1**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a final plat approval to eliminate the interior lot line between 4 existing lots and create two new lots. The property is located at 1237 and 1243 8<sup>th</sup>. St. N.W. A Sketch plat review meeting was held on June 17, 2020, Project No. 2020-003945 and addressed the comments that the board members had commented on.

Comments from sketch meeting addressed are as follows:

Transportation:

Coordinate with PNM on sufficiency of public easement width.

- Sent Plat to PNM for review and had no issues with easement. Obtain signatures.

Code Enforcement:

No objection to the plat

ABCWUA:

No objection to the plat

Hydrology:

No objection to the plat

Planning:

Lots meet requirements from the IDO.

Park and Recreation:

No objection to the plat

Thank you for your time and consideration

Jayson Pyne

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

**PROJECT NAME:** Subdivision Plat-Minor- 1237 and 1243 8th St. N.W.

**AGIS MAP #** J-14-Z

**LEGAL DESCRIPTIONS:** Proposed Lot 35-A and 37-A

J.M. Moore Realty Co. Addition #1

**\_\_\_\_\_ DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on \_\_\_\_\_ (date).

CSI-Cartesian Surveys, Inc.

Applicant/Agent

7-1-20

Date

Ernest Armijo

Hydrology Division Representative

7/1/2020

Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

**\_\_\_\_\_ WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)) on \_\_\_\_\_ (date).

CSI-Cartesian Surveys, Inc.

Applicant/Agent

7-1-20

Date

ABCWUA Representative

Date

**PROJECT #** PR-2020-003945



Jayson Pyne &lt;cartesianjayson@gmail.com&gt;

## 1237 & 1243 8th St. NW Neighborhood Meeting Inquiry

**Carmona, Dalaina L.** <dlcarmona@cabq.gov>

Wed, Jul 1, 2020 at 3:50 PM

To: "cartesianjayson@gmail.com" <cartesianjayson@gmail.com>

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

| Association Name | First Name | Last Name | Email  | Address Line 1      | City        | State | Zip   | Mobile Phone | Phone      |
|------------------|------------|-----------|--|---------------------|-------------|-------|-------|--------------|------------|
| Wells Park NA    | Catherine  | Mexal     | <a href="mailto:cmexal@gmail.com">cmexal@gmail.com</a>                     | 1404 Los Tomases NW | Albuquerque | NM    | 87102 | 5202052420   | 5202052420 |
| Wells Park NA    | Doreen     | McKnight  | <a href="mailto:doreenmcknightnm@gmail.com">doreenmcknightnm@gmail.com</a> | 1426 7th Street NW  | Albuquerque | NM    | 87102 |              | 5056152937 |

**IDO – Public Notice Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/public-notice>

**IDO – Neighborhood Meeting Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster  
**Sent:** Wednesday, July 01, 2020 2:35 PM  
**To:** Office of Neighborhood Coordination <cartesianjayson@gmail.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Jayson Pyne

Telephone Number

505-896-3050

Email Address

cartesianjayson@gmail.com

Company Name

CSI-Cartesian Surveys, Inc.

Company Address

P.O. Box 44414

City

Rio Rancho

State

NM

ZIP

87174-4414

Legal description of the subject site for this project:

Lots 35, 36, 37, & 38  
J.M. Moore Realty Co. Addition #1

Physical address of subject site:

1237 & 1243 8th St. N.W.

Subject site cross streets:

Mountain Rd. N.W. and 8th St. N.W.

Other subject site identifiers:

Vacant Lot

This site is located on the following zone atlas page:

J-14-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

7/1/2020

Gmail - 1237 & 1243 8th St. NW Neighborhood Meeting Inquiry

 696K



CSI-Cartesian Surveys Inc.  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

RE: Notice of Subdivision platting action at 1237 and 1243 8<sup>th</sup> St. N.W. aka Lots 35, 36, 37, and 38, J.M. Moore Realty Co. Addition #1.

Hello,

If you are receiving this notice, it is because you were entered into the city's data base as a neighborhood association contact and the project in which we are working in is located within an area that the city has decided is "within your area." We are obligated to notify you of any platting actions that are in that area.

The location of the proposed plat is north of Mountain Rd. N.W., on the west side of 8<sup>th</sup> St. N.W. also known as Proposed Lots 35-A and 37-A, J.M. Moore Realty Co. Addition #1. I've also attached a Plat and Zone Atlas Page showing the proposed subdivision and the plat.

This letter is notification that CSI-Cartesian Surveys Inc. will submit the proposed plat to subdivide the 4 existing lots into 2 new lots, to the City of Albuquerque Development Review Board who has oversight in these matters.

As part of the IDO regulations we are required to formally notify you of our application submittal. If you would like more information, you can call me at 896-3050 or should you desire to attend the DRB hearing it will be held on July 15, 2020, 9:00 A.M. [online](#) via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda.

Jayson Pyne  
CSI-Cartesian Surveys Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174  
(505) 896-3050 you must first dial 1 and then the Ext. 113





Jayson Pyne &lt;cartesianjayson@gmail.com&gt;

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## Public Notice of Platting Action to NHA and Neighborhood Coalition- 1237 & 1243 8th St. N.W.

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Jayson Pyne &lt;cartesianjayson@gmail.com&gt;

Mon, Jul 6, 2020 at 8:49 AM

To: cmexal@gmail.com, doreenmcknightnm@gmail.com

Good Afternoon,

This email is to inform you of a subdivision platting action within your neighborhood. I have attached a PDF of the Plat, Notification letter and Zone Atlas Page for information on the subject property. Let me know if you have any questions or concerns about the proposed subdivision.

--

Thanks,

Jayson Pyne

CADD Tech

CSI-Cartesian Surveys Inc.

PO Box 44414

Rio Rancho NM 87174

(company) 505-896-3050

(fax) 505-891-0244

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

Email: [cartesianjayson@gmail.com](mailto:cartesianjayson@gmail.com)

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### 3 attachments



**Public Notice Letter.pdf**

39K



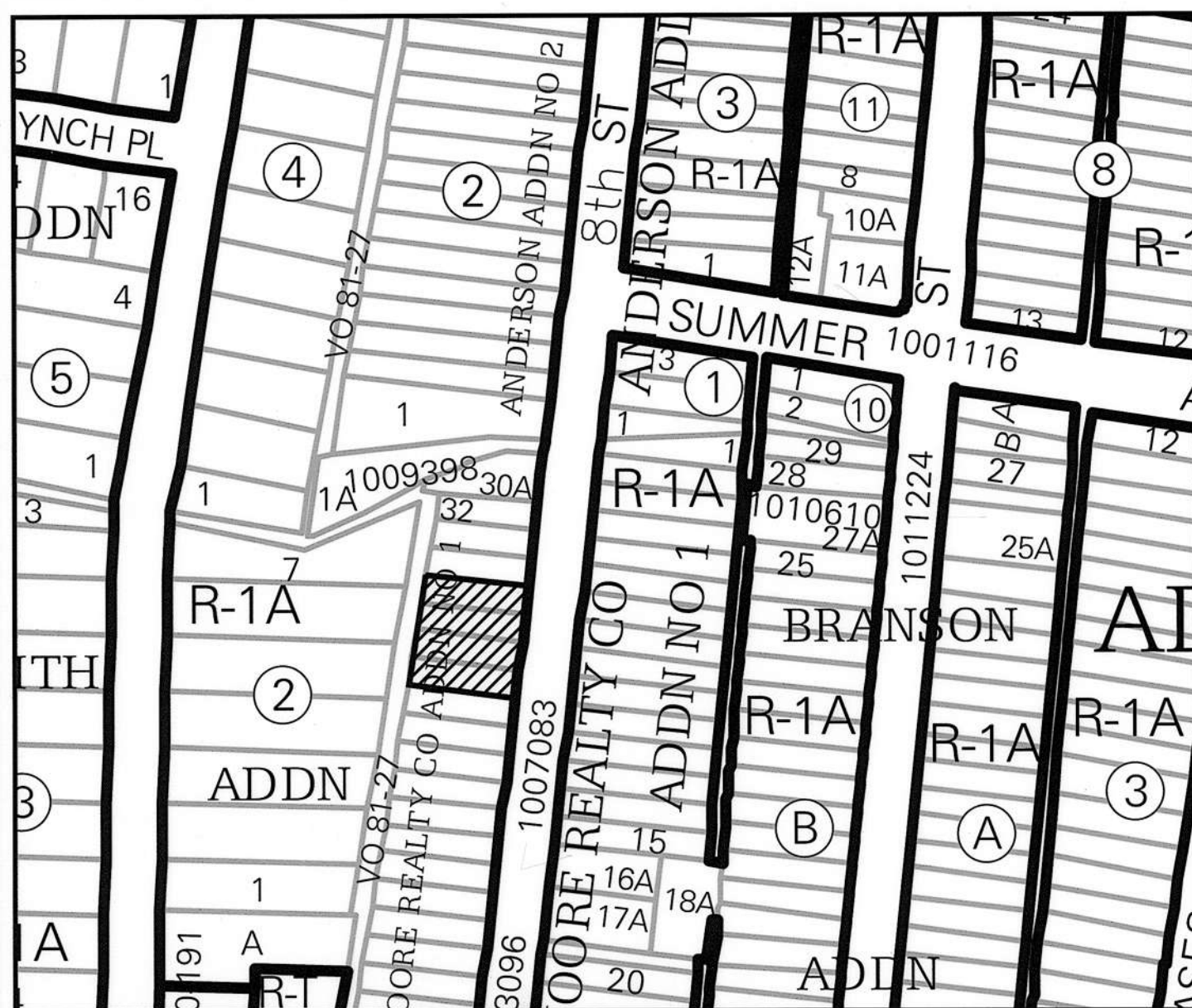
**IDOZoneAtlasPage\_J-14-Z.pdf**

696K



**200921\_PLAT\_6-19-20.pdf**

4361K



Vicinity Map - Zone Atlas J-14-Z

N.T.S.

### Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. BN190494 AND AN EFFECTIVE DATE OF FEBRUARY 21, 2020.
2. PLAT FOR THE J.M. MOORE REALTY COMPANY ADDITION NO. 1, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 8, 1905 IN BOOK C, PAGE 10.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 4, 2020, AS DOCUMENT NO. 2020039392.

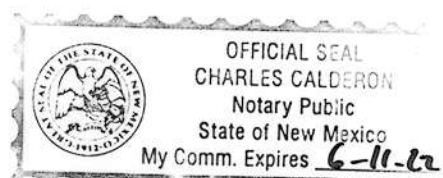
### Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

*Sheri L. Crider*  
SHERI L. CRIDER, OWNER

6/25/20  
DATE

STATE OF NEW MEXICO }  
COUNTY OF *Sandoval* } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *25th of June, 2020*  
BY: SHERI L. CRIDER, OWNER

By: *Charles Calderon*  
NOTARY PUBLIC

MY COMMISSION EXPIRES *June 11, 2022*

### Indexing Information

Section 17, Township 10 North, Range 3 East, N.M.P.M.  
as projected into the town of Albuquerque Grant  
Subdivision: J.M. Moore Realty Co. Addition No.1  
Owner: Sheri L. Crider and Barbara J. Bell  
UPC #: 101405805735021411 (Lot 37 & 38)  
101405805835521412 (Lot 35 & 36)

### Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

### Subdivision Data

GROSS ACREAGE. . . . . 0.2466 ACRES  
ZONE ATLAS PAGE NO. . . . . J-14-Z  
NUMBER OF EXISTING LOTS. . . . . 4  
NUMBER OF LOTS CREATED. . . . . 2  
MILES OF FULL-WIDTH STREETS. . . . . 0 MILES  
MILES OF HALF-WIDTH STREETS. . . . . 0 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0 ACRES  
DATE OF SURVEY. . . . . JUNE 2020

### Notes

1. FIELD SURVEY PERFORMED IN JUNE 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .
5. USED MONUMENT AS A 2' WITNESS CORNER PER THE RETRACEMENT SURVEY BY ANTHONY HARRIS.

### Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

### Legal Description

LOTS NUMBERED THIRTY-FIVE (35), THIRTY-SIX (36), THIRTY-SEVEN (37), AND THIRTY-EIGHT (38) OF THE J.M. MOORE REALTY COMPANY ADDITION NO. 1, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDED IN BERNALILLO COUNTY NEW MEXICO ON MAY 08, 1905 PLAT BOOK C, PAGE 10 AND A PORTION OF THE VACATED ALLEY BY VACATION ORDINANCE V-81-27 BY THE CITY OF ALBUQUERQUE ON AUGUST 27, 1981.

### Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

*Barbara J. Bell*  
BARBARA J. BELL, OWNER

### Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101405805735021411

101405805835521412

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for  
Lot 35-A and 37-A  
J.M. Moore Realty Co.  
Addition No.1  
Being Comprised of  
Lots 35 - 38  
J.M. Moore Realty Co.  
Addition No.1  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2020

Project Number: PR-2020-003945

Application Number: \_\_\_\_\_

Plat Approvals:

*R. J. W.* 7/01/2020  
PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC 6/24/2020  
New Mexico Gas Company

Comcast 6/28/2020

City Approvals:

*Steven J. Rinchever P.S.* 6/29/2020  
City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement *David H. Smith* 6/29/2020  
NMAFCA

City Engineer

DRB Chairperson, Planning Department

### Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Will Plotner Jr.* 6/23/2020  
Will Plotner Jr. Date  
N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
wplotnerjr@gmail.com



Sheet 1 of 2  
200921



Easement Notes

1 EXISTING 8' P.U.E. EASEMENT (RETAINED PER VACATION ORDINANCE V-81-27 (12/16/1982, BK MISC. 978, PG 816-817, DOC No. 8265922)

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

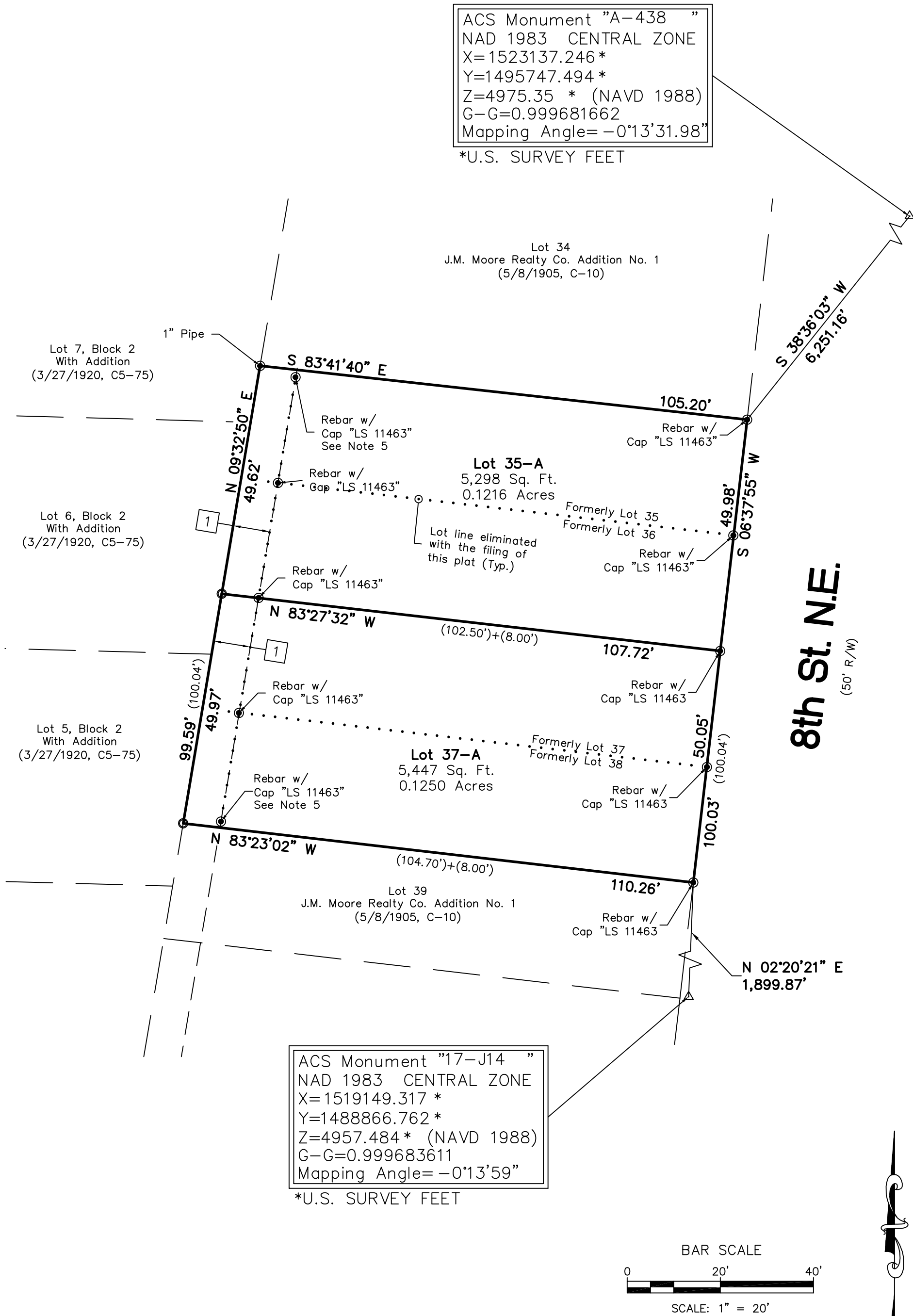
Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Plat for  
Lot 35-A and 37-A  
J.M. Moore Realty Co.  
Addition No.1  
Being Comprised of  
Lots 35 - 38  
J.M. Moore Realty Co.  
Addition No.1  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2020

Legend


|                 |  |
|-----------------|--|
| N 90°00'00" E   | MEASURED BEARINGS AND DISTANCES                                    |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER PLAT (05/08/1905, BK. C, PG. 10) |
| ●               | FOUND MONUMENT AS INDICATED  |
| ○               | SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED                |

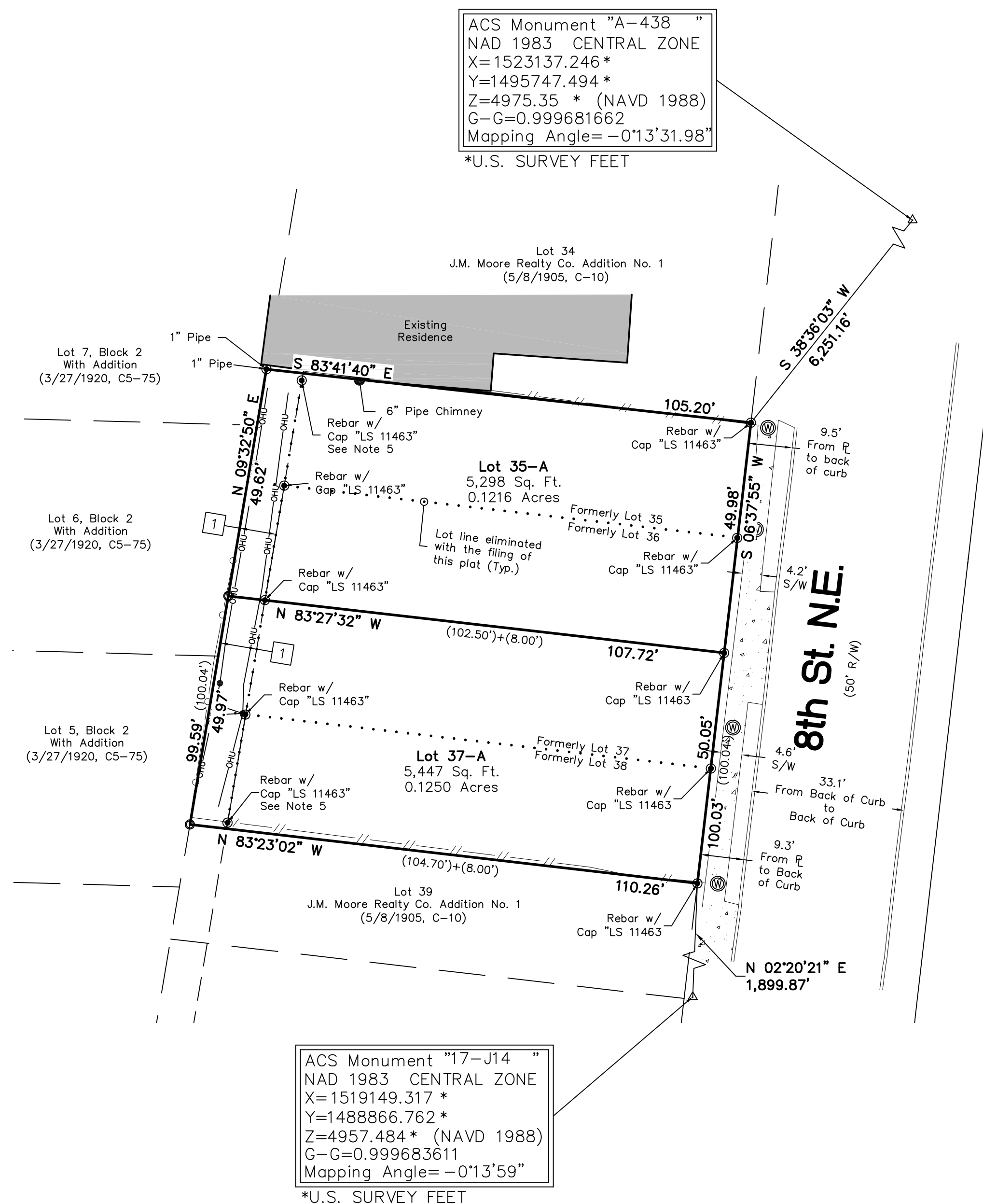


CSI-CARTESIAN SURVEYS INC.

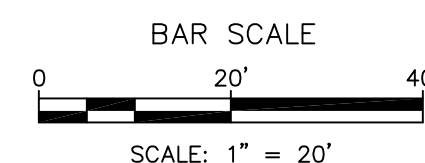
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Legend

|   |   |
|---|---|
| N 90°00'00" E   | MEASURED BEARINGS AND DISTANCES PER                                   |
| (N 90°00'00" E)   | RECORD BEARINGS AND DISTANCES PER<br>PLAT (05/08/1905, BK. C, PG. 10) |
| ●   | FOUND MONUMENT AS INDICATED   |
| ○   | SET BATHEY MARKER "LS 14271"<br>UNLESS OTHERWISE NOTED                |
|  | CONCRETE  |
| —○—   | CHAINLINK FENCE   |
| —//—  | WOOD FENCE  |
| —OHU—   | OVERHEAD UTILITY LINE   |
| ●   | UTILITY POLE  |



1 EXISTING 8' P.U.E. EASEMENT (RETAINED PER VACATION ORDINANCE V-81-27  
(12/16/1982, BK MISC. 978, PG 816-817, DOC No. 8265922)



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